

APPROVED

**Paradise Hui Hanalike**  
**Minutes of the**  
**Board of Directors Meeting**  
**November 8, 2000**

**Call to Order:** The meeting was called to order at 7:06 p.m. by Don Tinker, President.

**Roll Call:** Members present: Don Tinker, President; Ron Phillips, Secretary; Marianne Kamahele, Robert Daley, Walt Bell and Jesse Crawford. Nancy Cabral, Property Manager was also present.

Members Absent: Jane Buffington was excused, Yoshi Terada and Mike McMillan were unexcused.

**Guests:** None at this time, but Wendy Schaffer arrived later.

**Approval of Agenda:** After adding Minutes of October 15, 2000, **Jesse Crawford moved to approve the agenda as amended, seconded by Walt Bell, the motion carried unanimously.**

**Approval of Minutes of September 13, 2000:** **Jesse Crawford moved to approve the minutes of September 13, 2000 as written, Robert Daley seconded, the motion carried unanimously.**

**Approval of Minutes of Special meeting of October 15, 2000:** **Jesse Crawford moved to approve the minutes of October 15, 2000 as written, Marianne Kamahele seconded, the vote was 4 in favor, 1 abstained, the motion carried.**

**Visitors Time to Speak:** None present at this time.

**President Report:** Don reported the heavy rains have damaged several of our roads, the fine materials have washed away.

This Saturday we will be having our Neighborhood Watch picnic, we have had many burglaries and need more volunteers. We are also hoping to have a police substation established in HPP, we need to lobby our elected officials in order to increase our chances of this happening.

Don contacted the Civil Defense office to find out how to apply for assistance for our roads.

Prior to 1997, a motion was made by the RMC to put a restroom in the maintenance building shed, but it was never taken to the Board for approval. OSHA requires restroom facilities within 100 feet of a working area. As the ruling is changing in January to require a septic tank, we should apply now for the permit that will allow us to put in a restroom with a cesspool. Don contacted the PM who is having a contractor get the plans and permit as soon as possible.

The existing bylaws state that officers will hold office until replaced.

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**Property Manager Report:** Nancy distributed the Paradise Park Administrative Report dated November 8 & 9, 2000. The September financial statements were included. The Hui has a total of \$24,205 and the Roads have \$733,877 as of October 31, 2000.

As of November 11, there is a total of \$458,035 due. There are currently 322 liens in place.

The 2001 billing will be on the old *SAM* program, Mtrack has requested additional payment to complete our financial reports. We are now looking at other software programs. The PM advised she uses *Yardi* who offers classes in Hawaii.

The PM report was interrupted in order to hear from Wendy Schaffer of Charter School who arrived late.

Guest Comments: Wendy Schaffer - asked for an update on the Charter School site. Don advised Mike, the committee chair was absent. there have been three committee meetings, and they need to meet with Wendy or her representative. Wendy advised that grant funds are restricted for planning or upgrading existing facilities to code. State funds are for operating and can be used for buildings, but they won't receive those funds until July based on enrollment. They want to open in September, and are looking for financing to construct their facilities. Wendy reviewed the steps they must complete in order to open a school. All public facilities must have septic systems. They can make improvements to an existing site, for instance, to our kitchen, library, etc. We can agree on a price for land, in exchange for their improvements to our community facilities that they may utilize. She believed this charter school would be an appropriate school for the area. Don will have the committee contact her.

**Property Manager Report, continued -**

Ron Phillips explained that PGV may try to put another power line in HPP, so the committee is withdrawing the offer of using the power line account for anything else.

Our insurance has advised that the stove top cannot be used for commercial purposes until the kitchen exhaust system is replaced. Only one kitchen renter uses the stove top. As we cannot afford \$24,000 for the replacement we will inform all businesses using the kitchen that they cannot use the stove top. We can use the stove top for our own events.

The waterline documents have been signed, and the contract was awarded to Loeffler Construction. Ron Phillips asked for written documentation on the waterline.

The road shed has been suggested to be used as a Police substation. A building permit is being obtained for a restroom facility adjacent to the shed prior to the change in building code. Construction may take place at a later time if the association so desires.

Due to the heavy rains emergency clearing and repairs were made to the primary roads, plus grading the side roads for safe passage throughout the park.



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We are talking to Yamada about resurfacing parts of our main roads, as well as making aprons on the side roads where they join the main roads.

We received a bid from Jacunski Tree Service for approximately \$50,000 to cut the trees along Maku'u. We need the trees cut before any paving is done.

Pro Lawn & Landscaping has completed clearing debris caused by the storm, and is now resuming mowing, replacing signs, and removing rubbish in the easements. Ace Hauling continues to collect rubbish, and Ken's Towing removes abandoned vehicles.

Three members of HPP testified in Court against the *Motion for Approval of Amended and Restated Bylaws* on November 3, 2000. The Judge took the motion and testimonies under advisement. The TMR suggested to reaffirm the vote on the adoption of the *Amended and Restated Bylaws*. Hui members were not solicited for membership this year as it was believed this problem would be over with and a new Board would be seated under the revised bylaws. In order to vote again, we need to pay our dues and call a special meeting. The PM can notify all past members and put a notice in the newspaper. **Ron Phillips moved to hold a Special Membership Meeting on December 17, 2000 in order to vote again on the Amended and Restated Bylaws, Jesse Crawford seconded, the motion carried unanimously.**

Ron pointed out that everyone mauka of Highway 130, including Mrs. Silva, was given the opportunity to withdraw from HPP, however she declined in writing. Attorney Alan Okamoto should have that information.

The PM will start collecting dues, and put an ad in the newspaper two weeks prior to December 17th. The office will accept payments and prepare a membership list for the Secretary.

Software programs - There was concern about using Mtrack for our billing, with it, you have the ability to change records, Yardi does not but it is expensive, \$8000 to \$16,000. There are other programs on the market that you cannot change. Jesse agreed, we may want to purchase a program that cannot be changed and has easier access to classes and training. The original cost of Mtrack was to be about \$6000, we paid a deposit, and the added \$4000 for reports, is in line with the quoted price and we can get training on the Internet. **Ron Phillips moved for a recommendation at the next meeting on the future of our record keeping program from Jesse and the PM, Robert Daley seconded.** Lori will check with Orchidland to see what program they use for billing their 2400 lots. Jesse is a programmer, he uses *Access*, which has security features, he could write a program for us. Access could talk to the accounting program. **This motion was not voted on.**

#### **Unfinished Business:**

Walt Bell questioned the status of Malamalama School. **As it was 9:00 p.m., Jesse Crawford moved to extend the meeting by 15 minutes, Ron Phillips seconded, carried unanimously.**



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Ron Phillips is now our new Malamalama School representative to their Board. The PM will check to see if their lease is paid. Marianne questioned why put a Charter school in HPP since we already have one private school, Ron advised the committee is still reviewing all of the issues.

**New Business:** None

**Announcements:** Neighborhood Watch picnic on Saturday.

**Adjournment:** Ron Phillips moved to adjourn, Marianne Kamahele seconded, carried. The meeting was adjourned at 9:13 p.m.

Submitted by:

Lori Miner, Recording Secretary

Ron Phillips, Corporate Secretary

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## MOTIONS LOG

**Jesse Crawford moved to approve the agenda as amended, seconded by Walt Bell, the motion carried unanimously.**

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**Ron Phillips moved for a recommendation at the next meeting on the future of our record keeping program from Jesse and the PM, Robert Daley seconded. This motion was not voted on.**

**Jesse Crawford moved to extend the meeting by 15 minutes, Ron Phillips seconded, carried unanimously.**

**Ron Phillips moved to adjourn, Marianne Kamahale seconded, carried.**

Submitted by:

Lori Miner, Recording Secretary

Ron Phillips, Corporate Secretary